

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 19, 2002, 1:30 p.m., Conference Room #106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee and Bob Ripley; (Carol Walker and Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held November 21, 2002. Motion for approval made by Helwig, seconded by McKee. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY SCOTT SULLIVAN ON BEHALF OF HISTORIC HAYMARKET FOR BANNERS TO BE INSTALLED ON PUBLIC RIGHT-OF-WAY IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: December 19, 2002

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Scott Sullivan appeared to present the application. He stated that the graphics on the banners have been revised. He understood that this group wanted to see colors.

Ripley questioned if these banners are vertical or horizontal. Mr. Sullivan stated that when these banners were designed years ago, there was a poor showing on submittals for possible designs. The group selected an artist. There were four seasonal banners. With the constant changing of the banners, they didn't last long. The banner design before the Commission today will be year round. It will not be changed until maintenance requires it. The images are Haymarket related. He is working with the Haymarket Board. This is the culmination of the Board's efforts. After talking to some various awning fabricators around town, the color they are suggesting is a deeper yellow. This is a different type of fabric. He is told that this will be

more durable. He presented the Commissioners with a color example of the banner. Part of the Haymarket Board has seen the color scheme. There seemed to be a concern from the Commissioners at the last meeting if the banner would be too busy looking. He believes the banner color will be more prevalent with the images being accent color. The Haymarket Board prefers to use color. They want the banners to be vibrant.

Helwig likes that there is a predominant color, or the banner could get too busy. Nothing will last forever. He wonders about ultraviolet light and fading. Mr. Sullivan replied that they are purchasing two copies of all of the banners.

Helwig questioned if these are double sided. Mr. Sullivan replied in the affirmative.

Berggren wondered if Mr. Sullivan has had any experience with perforated fabric. He doesn't have any experience, but he has seen it. He brought it up to the Board but the consensus was that the graphics would be too complicated for perforated fabric.

Berggren believes it will be tough to get scallops in the banner without damaging the images. Mr. Sullivan agrees that they will have to be very careful where they put the scallops.

Mr. Zimmer wondered if a less Caucasian looking couple would be possible. Just a thought from a marketing perspective. Francis agrees that most consumers don't look like the graphic.

No one else appeared and public hearing was closed.

ACTION:**December 19, 2002**

Francis made a motion for approval, seconded by McKee. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

APPLICATION BY THE MILL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 "P" STREET IN THE HAYMARKET LANDMARK DISTRICT**PUBLIC HEARING:****December 19, 2002**

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Mr. Zimmer stated that many years ago, the Commission reviewed planters near the loading dock. As more and more people are seated on the dock, it has become less of a dock and more of a seating area. More recently, building officials believe the dock needs to have an adequate railing. Mr. Zimmer provided an example of the design solution that The Mill operators have proposed. Their desire was to do something with an industrial character. The planters will remain unchanged.

Ripley thinks this sounds reasonable to him. The Commission discussed design ideas.

Berggren sees that this business has a 15 year track record with no accidents. He does not see the need for anything further than what is already there. Why isn't this grandfathered? It was approved as an eating area with planters.

Mr. Zimmer stated that this is a loading dock where they simply place stacked chairs. Customers go outside and grab a chair. This was not approved as a primary eating space. This has evolved over the years and the loading dock is being used more and more as a space for their business.

No one else appeared and public hearing was closed.

ACTION:

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Berggren thinks the design is exemplary. Berggren made a motion for approval of the design as presented with signage, seconded by McKee. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

APPLICATION BY THE PRIESTLY FRATERNITY OF ST. PETER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT ST. FRANCIS CHURCH, 1145 SOUTH STREET, A DESIGNATED LANDMARK

PUBLIC HEARING:

December 19, 2002

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Mr. Zimmer stated that the St. Francis Chapel is a unique landmark. The emphasis is mostly on the interior. The interior designation is not that the present condition must remain because there was water damage, etc. but rather the interior was a key resource. The owners now are ready to enhance the interior. He has seen samples and ideas. In his mind, you won't see an interior perspective of every detail. They will also evolve as you see them on site and in scale. He would suggest the review be mostly of the process to receive the desired result in what will be mostly an ecclesiastical interior.

Ripley has only been in the chapel once. He remembers there was stencil painting or something on the interior. He might be thinking of another church.

Father Pikus stated that there used to be stencils, but the church has been painted many times over the years.

Ripley wondered if any paint analysis has been done. Father Pikus stated that previous paint jobs have been poorly done. He presented photographs of the interior of the church to the

Commissioners. He does not think they want to go with any heavy colors. It was very rare to be building a German church in 1921.

Mr. Zimmer stated that Jacob Nottigall was the architect, he was German.

The Commissioners reviewed photographs of the interior of the church and discussed different interior elements. Father Pikus presented some examples of stenciling that they are proposing to paint. They are also going to replace the lighting. The church currently has fluorescent lighting.

Ripley questioned if the church has decided what type of lighting to use. Father Pikus replied that they will be using incandescent. He believes the colors they are proposing will be very close to what was there originally.

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A motion was made by Helwig for a certificate of appropriateness for the general concept and the respectful approach to painting the interior, seconded by McKee.

Berggren is going to vote against this until he can see the finished product. Mr. Zimmer stated that this is a local landmark. It is not eligible for a national landmark since it is so fragmented. Berggren is impressed with the work that has been done so far, but the stenciling that Father Pikus is proposing, is not something that was originally there. He sees the design approach, but he is uncomfortable with endorsing something that was never there.

Ripley noted that the intent of the landmark was to preserve the interior. Berggren thinks the landmark ordinance needs to be read to see exactly what it said. Mr. Zimmer stated that this is a reinterpretation by design.

Berggren stated that the Commission has said that the interior of this building is important as a space and we need to be careful with the language of how this goes forward. He wants to be on solid ground when we say that this is appropriate.

Helwig withdrew his motion, McKee concurred. The Commission agreed that they would like to see more language on the Certificate of Appropriateness from Mr. Zimmer.

Berggren noted that what the applicant is proposing, from a design perspective, is exemplary. He just wants to be very careful with the proposed language. This is the only principal interior on a landmark building.

Ripley agreed with Berggren's observation. The Commission needs to be consistent. This would be a precedent.

NOMINATION OF THE UNIVERSITY PLACE HISTORIC RESIDENTIAL DISTRICT (C.F. CREIGHTON LANDMARK DISTRICT) TO THE NATIONAL REGISTER OF HISTORIC PLACES

PUBLIC HEARING:

December 19, 2002

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Mr. Zimmer stated that this historic district was created in 1985. It was always recognized as an example of the residential architecture of a former college town close to Lincoln. What generated this nomination was a good quality rehab project by a resident/owner seeking tax credits in support of the rehab that he has done. He wants to ultimately list his property on the National Register. This will be reviewed by the State Board at their January 2003 meeting. We have a very low level of intrusion in this neighborhood. We have lost only one building since 1985 and we have seen very good rehab in the area. He thinks this neighborhood is by the far the best example of independent town architecture. No one else appeared and public hearing was closed.

ACTION:

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Berggren made a motion for approval, seconded by Francis.

Ripley thinks this looks very good. The neighborhood has stood their ground as a neighborhood unto themselves.

Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

APPLICATION BY FLOYD L. SHOCKEY FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 5102 WALKER AVENUE IN THE C.F. CREIGHTON LANDMARK DISTRICT

PUBLIC HEARING:

December 19, 2002

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

There is no new information on this item.

MISCELLANEOUS:

- Berggren would suggest a landmark nomination of the entire White Hall campus.

Ripley wondered what the historic significance is of White Hall. Mr. Zimmer stated that Mrs. White built this house around 1910.

Ripley stated that the mansion is already designated on the National Register. He wondered how much ground is listed with it. Mr. Zimmer remembers that the nomination focuses mainly on the house. It was around 1922 when this came into the State's hands. It has been an orphanage longer than the residence of Mrs. White.

A possible approach to a designation of the White Hall campus was discussed. Mr. Zimmer will try to come up with a few ideas for a nomination.

- National Register nomination of Old Federal Building - the draft has been sent to the State staff to review.
- Update of Leavitt Farm House, S. 70th St. near "O" Street - The owner has some land to the east of Lincoln on S. 148th St. where he wants to relocate the house.

Ripley thinks this is one last chance for the building to be preserved, otherwise it continues to fall apart where it stands.

- Whittier Junior High School - There is currently a lot going on in Antelope Valley. Whittier is at a key spot. The University has indicated they would more or less give the building to something that would work. Committees have been formed to discuss ideas and design work. Mr. Zimmer would like the best and most exciting use, but a feasible use would excite him also.

There being no further business, the meeting was adjourned at 3:30 p.m.